

Unit 647 - Decoplage

647 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11421295
 Status: Active
 Size: 1,190 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Other Parking, Valet Parking
 View:
 List Price: \$1,799,000
 List PPSF: \$1,512
 Valuated Price: \$1,149,000
 Valuated PPSF: \$966

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units: 625
 Number of active listings for rent: 129
 Number of active listings for sale: 47
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

Building Association Information

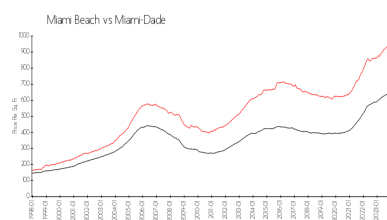
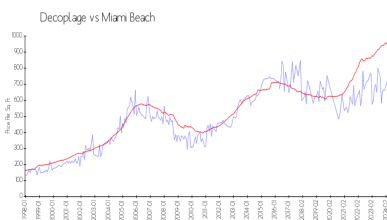
The Decoplage Condominium Association
 305-672-3594
 property manager : 305.476.9188

<http://www.decoplagecondominium.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 436 | 535 sq ft | Apr 2024 | \$405,000 | \$757 |
| 818 | 535 sq ft | Mar 2024 | \$305,000 | \$570 |
| 919 | 525 sq ft | Feb 2024 | \$469,000 | \$893 |
| 530 | 550 sq ft | Dec 2023 | \$375,000 | \$682 |
| 932 | 545 sq ft | Nov 2023 | \$350,000 | \$642 |
| 543 | 845 sq ft | Nov 2023 | \$530,050 | \$627 |
| 303 | 530 sq ft | Nov 2023 | \$305,000 | \$575 |

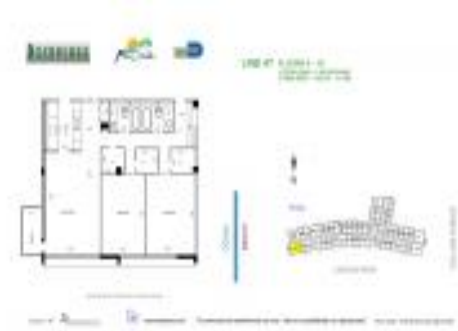
Market Information



Decoplage: \$744/sq. ft. Miami Beach: \$952/sq. ft.
 Miami Beach: \$952/sq. ft. Miami-Dade: \$698/sq. ft.

Inventory for Sale

Decoplage 8%



| | |
|-------------|----|
| Miami Beach | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------|----------|
| Decoplage | 135 days |
| Miami Beach | 98 days |
| Miami-Dade | 81 days |